

DAWSONS

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Chapel Hill, Dukinfield, SK16 4BT

Dawsons are delighted to offer for sale, an extremely rare opportunity to purchase, a substantial five-bedroom, three reception room period semi-detached property to the rear of which, and on the same Title Deeds, is a detached two-storey, two-bedroom annex which provides independent living space for family members or potential to be rented out to provide an income stream (STP).

Both the main residence and annex have been well-maintained and fully modernised and coming onto the market in good condition throughout offering substantial and flexible accommodation within a popular and central residential location.

Price £490,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Chapel Hill, Dukinfield, SK16 4BT

- Substantial Five-Bedroom, Three Reception Room Period Semi-Detached Dwelling
 - Numerous Inherent Character Features
 - Close To All Amenities
- Adjacent Two-Storey, Two-Bedroom Detached Annex
 - Development Potential/Airbnb (STP)
 - Internal Inspection Simply Essential
- Popular And Convenient Residential Location
 - Ideally Suited To A Large Family With Dependent Relatives

The Accommodation Briefly Comprises:

Main Residence - Entrance hallway, lounge, sitting room, dining room, breakfast kitchen, utility room, shower room/WC, home office. Off the hallway there are useful storage cellars. To the first floor there is a substantial landing, five good size bedrooms (Master with en-suite), family bathroom/WC.

Externally, there is a private enclosed flagged courtyard garden.

To the rear of the main residence is a two-storey annex which comprises a living room, dining kitchen, cloaks/WC. To the first floor there are two double bedrooms and a shower room.

Offering fantastic potential as a family house or development opportunity, rarely do properties like this come to the market.

The property is centrally located with good access to all amenities. Dukinfield Park is in close proximity and there are several local junior and high schools also readily accessible.

MAIN RESIDENCE

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Hallway

With character features, central heating radiator and access to the storage cellars.

Lounge

15'0 x 13'10 plus box bay window 6'2 c 2'6 (4.57m x 4.22m plus box bay window 1.88m c 0.76m)
uPVC double-glazed boxed bay window, further uPVC double-glazed window, two central heating radiators, feature fireplace with living flame coal effect gas fire.

Sitting Room

14'11 x 14'8 (4.55m x 4.47m)
Feature wooden fire surround, uPVC double-glazed window, central heating radiator.

Dining Room

18'1 x 11'5 plus bay recess (5.51m x 3.48m plus bay recess)
uPVC double-glazed bay, feature fireplace, laminate flooring, further uPVC double-glazed window, central heating radiator.

Breakfast Kitchen

15'2 x 12'0 (4.62m x 3.66m)
One and a half bowl single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in storage cupboard, feature recessed storage cupboard, recess spotlights, uPVC double-glazed window, central heating radiator.

Utility Room

10'5 x 10'3 plus upvc double-glazed box bay (3.18m x 3.12m plus upvc double-glazed box bay)
Open to the rear hallway recess, plumbing for automatic washing machine and dryer, fitted base units, part-tiled, composite style double-glazed security door, central heating radiator.

Shower Room/WC

Modern white suite having shower cubicle, pedestal wash hand basin, low-level WC, recess spotlights, fully tiled floor, uPVC double-glazed window, heated chrome towel rail/radiator.

Home Office

10'1 x 8'11 irregular shaped room average measurem (3.07m x 2.72m irregular shaped room average measure)
uPVC double-glazed window, central heating radiator.

FIRST FLOOR

Substantial landing with skylight, loft access, two uPVC double-glazed windows.

Bedroom 1

18'4 x 11'4 including en-suite (5.59m x 3.45m including en-suite)
A full range of fitted wardrobes, two uPVC double-glazed windows, central heating radiator.

En-Suite

Shower cubicle, bidet, low-level WC, wash hand basin, fully tiled.

Bedroom 2

15'0 x 14'11 (4.57m x 4.55m)
Fitted wardrobes, uPVC double-glazed window, central heating radiator.

Bedroom 3

Fitted wardrobes, uPVC double-glazed window, central heating radiator.

Bedroom 4

14'11 x 13'8 (4.55m x 4.17m)
Two uPVC double-glazed windows, central heating radiator

Bedroom 5

10'3 x 9'7 (3.12m x 2.92m)
Irregular shaped room, uPVC double-glazed window, central heating radiator.

Family Bathroom/WC

Contemporary white suite having freestanding bath, pedestal wash hand basin, bidet, low-level WC, fully tiled, tiled floor, recess spotlights, uPVC double-glazed window, heated chrome towel rail/radiator, built-in airing cupboard, loft access.

TWO-STOREY ANNEX

The Accommodation in Detail Comprises:

GROUND FLOOR

Living Room

14'2 x 11'8 (4.32m x 3.56m)
Two uPVC double-glazed windows, composite style security door, central heating radiator.

Dining Kitchen

13'0 x 10'11 (3.96m x 3.33m)
One and a half bowl single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in stainless-steel oven, four-ring gas hob with backplate and chimney hood, recess spotlights, uPVC double-glazed window, central heating radiator.

Cloaks/WC

Low-level WC and wash hand basin.

FIRST FLOOR

Landing

Bedroom 1

14'1 x 9'1 (4.29m x 2.77m)
uPVC double-glazed window, central heating radiator.

Bedroom 2

14'1 reducing to 9'2 x 11'0 reducing to 5'6 (4.29m reducing to 2.79m x 3.35m reducing to 1.68m)
Two uPVC double-glazed windows, central heating radiator.

Shower Room/WC

White suite having shower cubicle, pedestal wash hand basin, low-level WC, part-tiled, double-glazed Velux window, heated chrome towel rail/radiator.

EXTERNAL

There is a private enclosed flagged courtyard garden to the rear

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

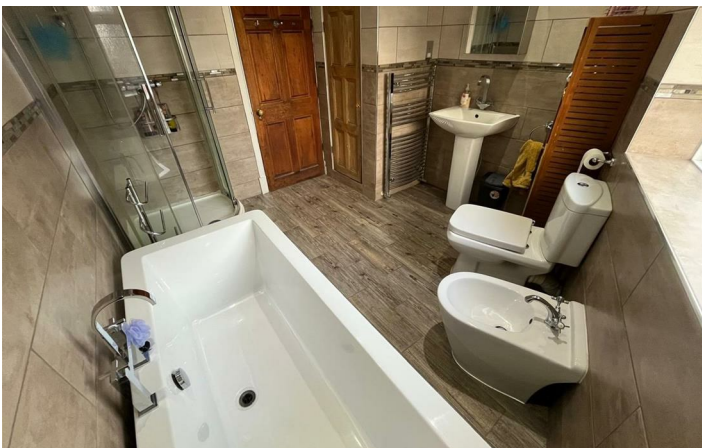
Council Tax Band "C".

VIEWINGS

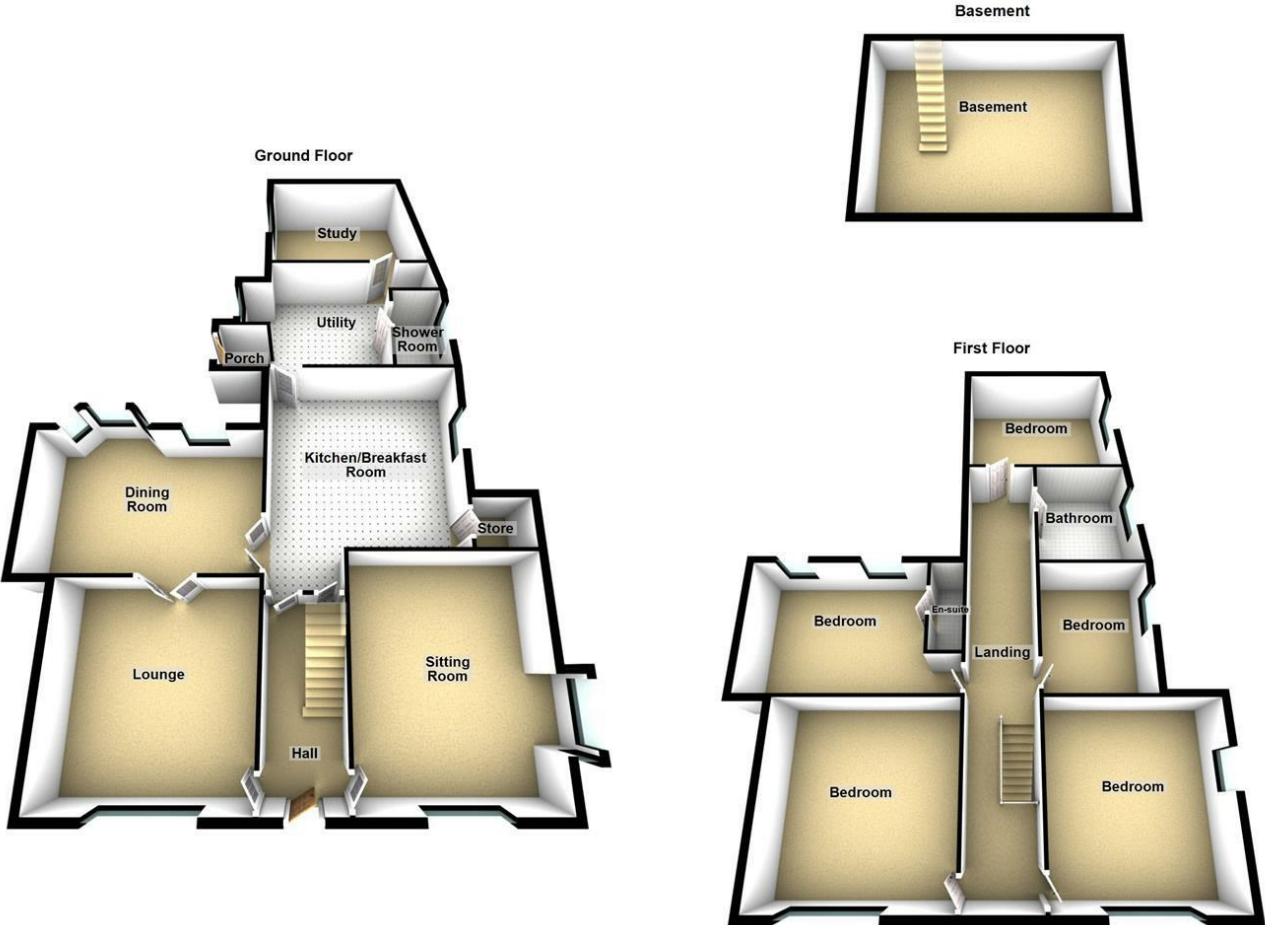
Strictly by appointment with the Agents.



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

